

**CITY of FAIRFIELD**  
**Major Code Changes for Residential Construction**  
**California Building Code 2007 Edition**  
**Effective January 1, 2008**

**CAUTION:** This is a list of changes that are most likely to affect all contractors involved with residential construction. It is not a complete list of changes. Plans and plan notes for each specific project must be carefully reviewed to be sure you are in compliance with the code in effect at the time of permit application.

<b>2001</b>	<b>BUILDING CODE</b>	<b>2007</b>
Attic Access: minimum size 22" x 30"		Building Code states a size of 20" x 30" ( <b>Section 1209.2</b> ) but plumbing and mechanical codes both require 22" x 30" or at least as large as the largest component of the appliance.
Residential guardrails at decks, landings, and lofts shall have a minimum height of 36"		Guardrails minimum height 42". Handrails at open side of stair may be: 34" to 38" high. ( <b>Section 1013.2</b> )
Residential stairs: 4" minimum rise & maximum rise 8", minimum 9" run.		Minimum rise remains 4" and maximum rise is now 7 ¾", minimum tread run is now 10". ( <b>Section 1009.3</b> )
Safety Glass at Stairs: required when glazing is within 5 ft horizontally of walking surface and is less than 60" above walking surface.		Required when glazing is within 3 ft horizontally of walking surface and within 5 ft of bottom tread. All other locations as per previous code. ( <b>Section 2406.3 #10 &amp; #11</b> )
Anchor Bolts: 5/8" with 2x2x3/16" plate washers.		Seismic Design Category A thru D: 5/8" with 3x3x1/4" washers at shear walls (½" anchors with properly sizes washers at non-shearwall locations). 5/8" at all locations for Design Category E. ( <b>Sections 2305.11 &amp; 2308.12.9</b> )
Fire protection between garage and dwelling: 5/8" type X drywall on garage side only and self closing solid core (or 20 min fire rated) door.		½" drywall on garage side of walls adjacent to dwelling. 5/8" type 'x' drywall at garage ceilings that have habitable space above. Door requirements remain the same. ( <b>Section 406.1.4</b> )
Bedroom egress windows shall have a 44" maximum sill height		Language is clarified to state that the maximum 44" sill height is measured to bottom of clear opening. ( <b>Section 1026.3</b> )
Walls closer than 3' to a property line (P/L) shall be fire resistive rated construction. Openings are not allowed in walls that are closer than 3' to P/L.		Walls closer than 5 feet to a property line shall be fire-resistive rated construction. Between 3' and 5' to the P/L 25% of the wall area may be non-protected openings. Openings are not allowed in walls that are closer than 3 feet to P/L. ( <b>Table 704.8</b> )

## Major Code Changes for Residential Construction (cont)

2001	PLUMBING CODE	2007
Gas Test: 10 psi for 15 minutes		Test pressure is 1-1/2 times working pressure with a minimum of 3 psi for a duration of 10 minutes. Test Gauge shall have a range such that the high end does not exceed 5 times test pressure (15 psi). <b>(Section 1214.3.2)</b>
Plastic drain/waste/vent: Tested with air or water.		Plastic drain/waste/vent pipe shall be tested with water only. <b>(Section 712.1)</b>
Wet Venting in bathrooms not permitted		Any combination of fixtures within 1 or 2 bathrooms on same floor, now permitted to be wet vented. <b>(Section 908.4.1)</b>
Shower Valves shall be Pressure Balance or Thermostatic mixing type.		Shower valves shall be Pressure Balance, Thermostatic, or Combination Pressure Balance/Thermostatic mixing valve. <b>(Section 418.0)</b>
Water piping through concrete walls shall be protected by sleeves.		Water piping through concrete walls <u>and floor slabs</u> shall be protected by sleeves. <b>(Section 313.10.1)</b>
Rat-proofing: Around bath tubs not specific.		Tub waste openings in framed construction shall be protected by approved metal collars or securely fastened metal screen. <b>(Section 313.12.4)</b>
Sediment Traps at gas appliances: No requirements		Sediment trap required for all gas utilization equipment where a sediment trap is not incorporated as part of unit. <b>(Section 1212.7)</b>
PEX Piping: Not permitted		PEX is not permitted for domestic water. <b>(Section 604.11)</b>

2001	MECHANICAL CODE	2007
Air Ducts: No requirements for under-floor clearance.		Minimum 18" vertical clearance for all portions of duct that might obstruct access to any part of the crawl space. <b>(Section 604.1)</b>
B Vent Connectors: Single and multiple appliance connections to a single vent shall have a maximum horizontal connector length that does not exceed 75% of vertical height.		Multiple type B double-wall connectors to a single vent shall have a maximum horizontal connection length of 100% of vertical height. Single-wall connections remain at 75%. <b>(Section 802.10.9.3)</b>
Attic Furnaces: May be installed not more than 20' from opening if a min of 5' of headroom clearance exists.		Min headroom clearance has been increased to 6' but the 20' max distance to equipment remains. <b>(Section 904.11.2)</b>

## Major Code Changes for Residential Construction (cont)

2001	ELECTRICAL CODE	2007
GFCI Locations: As listed in code		Additionally GFCI protection is required within 6' of laundry and utility sinks. <b>(Section 210.8 (A)(7))</b>
AFCI Protection: Standard AFCI Breaker		AFCI Breakers now required to be listed as "combination type" – (for series and parallel arc) <b>(Section 210.12 (B))</b>
Lights: No hanging light fixtures located within a zone 3 ft horizontally and 8 ft vertically from bath tub rim to tubs & showers.		Any light fixture located within this zone shall be listed for damp or wet locations. <b>(Section 410.4(D))</b>
Connection of Grounding and Bonding Equipment: Sheet metal screws shall not be used to connect grounding conductors to enclosure.		Sheet metal screws shall not be used to connect grounding conductors <u>or connection devices</u> to enclosure. <b>(Section 250.8)</b>
Ceiling Fan Mounting: 35 lbs or less, supported by outlet box. If over 35lbs, must be supported independently of the outlet box.		All fans shall be supported independently of outlet box or by a listed outlet box identified for the use. <b>(Section 422.18, &amp; 314.27(D))</b>

### Amendments to the CBSC specific to the City of Fairfield:

City Code Section 5.2 (p): Enclosures for factory built metallic chimneys used for solid fuel burning appliances shall be separated from habitable space and attic space by the installation of materials approved for 1-hour fire resistive construction (5/8" type "X" sheetrock) on the chimney side of the enclosure.

City Code Section 5.2 (q): A fire extinguishing system (sprinklers) shall be installed and maintained in new dwellings that are outside a five-minute response time from any City of Fairfield Fire Station as determined by the Fire Chief.

City Code Section 5.11 (f): An approved manufactured assembly shall be utilized for the anchorage and bracing of water heaters.

City Code Section 5.11 (g): Water pipe and fittings within buildings shall be of brass, copper, cast iron, galvanized malleable iron, galvanized wrought iron, galvanized steel, or other approved materials. Copper pipe shall be used for all potable water services from the water meters located in the public right of way to the building served. All materials used in the water supply system, except valves and similar devices shall be of a like material, except where otherwise approved by the enforcement agency.

City Code Section 5.11 (h): No water piping shall be installed in or under a concrete slab floor or on the ground under any building or structure.